

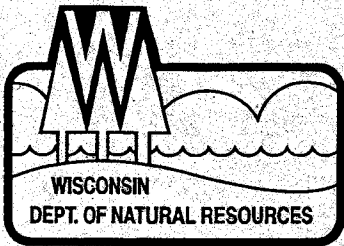
GIS REGISTRY INFORMATION

SITE NAME:	Van Drisse Oil Company
BRRTS #:	03-31-000618
CLOSURE DATE:	09/27/2001
STREET ADDRESS:	231 Willow Street
CITY:	Luxemburg
CLOSURE:	<input type="checkbox"/> Pending <input checked="" type="checkbox"/> Conditions Met
OFF SITE CONTAMINATION:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IF YES, STREET ADDRESS 1:	
IF YES, STREET ADDRESS 2:	
IF YES, STREET ADDRESS 3:	
IF YES, STREET ADDRESS 4:	
IF YES, STREET ADDRESS 5:	

CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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DOCUMENTS NEEDED:

Closure Letter	<input checked="" type="checkbox"/>
Copy of Deed(s) for all impacted properties	<input checked="" type="checkbox"/>
General Site Location Map within Municipality	<input checked="" type="checkbox"/>
Detailed Site Map(s) for all impacted properties	<input type="checkbox"/>
Latest Groundwater Flow/MW Location Map	<input checked="" type="checkbox"/>
Latest Extent of Contaminant Plume Map	<input type="checkbox"/>
Latest Tables of Groundwater Analytical Results	<input checked="" type="checkbox"/>
Copies of off site notification letters (if applicable)	<input type="checkbox"/>
RP Certified statement that legal descriptions are complete and accurate	<input type="checkbox"/>
Legal Description of all impacted properties(if not included above)	<input checked="" type="checkbox"/>
Geologic Cross Section (if available)	<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)	<input type="checkbox"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

October 3, 2001

Mr. Francis Kahr
Van Drisse Oil Company
231 Willow Street
Luxemburg, WI 54217

SUBJECT: Final Case Closure By Closure Committee with conditions met for
Van Drisse Oil Company, 231 Willow Street, Luxemburg, WI
WDNR BRRTS #: 03-31-000618

Dear Mr. Kahr:

On March 21, 2000, your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 3, 2000, you were notified that the Closure Committee had granted conditional closure to this case.

On September 27, 2001, the Department received correspondence indicating that you have complied with the conditions of closure. A groundwater use restriction has been filed at the Register of Deeds Office and proof of monitoring well abandonment has been received. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed on September 27, 2001, and no further investigation, remediation or other action is required at this time.

State Statute 101.143 requires that owners seeking reimbursement of interest costs from the PECFA Program submit a final reimbursement claim within 120 days after they receive a closure letter on their site. If you are eligible for the PECFA Program, and anticipate filing a PECFA reimbursement claim that includes interest costs, you must file a final reimbursement claim to the Department of Commerce within 120 days from receipt of this letter. If you fail to file a claim within that 120-day period, subsequent interest costs will not be eligible for reimbursement by PECFA.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Green Bay at (920) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Bureau for Remediation & Redevelopment

DOCUMENT NO. 332499	WARRANTY DEED <i>Do Not Publish</i> VOL 267 PAGE 275
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THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD

1993 JAN -8 AM 11:05

Marilyn H. Mueller
REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS.

Norman M. VanDrise, as Trustee of the Norman VanDrise Revocable Trust dated January 7, 1992 and Beverly VanDrise, as Trustee of the Beverly VanDrise Revocable Trust dated January 7, 1992

conveys and warrants to Francis Kahr and Jane Kahr, his wife

the following described real estate in Kewaunee County, State of Wisconsin:

RETURN TO 442-11-93
DALÉBROUX LAW OFFICE
P.O. Box 217
Casco, WI 54205

Tax Parcel No. 31 146 NE 21 6-
31 146 NLP 65;

An undivided one-half (1/2) interest in the property described on the attachment.

Rental Weatherization Exclusion Code: W-7

Transfer Fee Exempt: Section 77.25 (8)

This is not homestead property

Exceptions to warranties: Easements, restrictions and highway conveyances of record and in force if any.

Dated this 31st day of December, 1992

Norman M. VanDrise (SEAL)

* Norman M. VanDrise, Trustee

Beverly VanDrise (SEAL)

* Beverly VanDrise, Trustee

AUTHENTICATION

Signature(s) of Norman M. VanDrise and

Beverly VanDrise

authenticated this 31st day of December, 1992

ACKNOWLEDGMENT

STATE OF WISCONSIN

Personally came before me this _____ day of _____, 1992, _____ County, _____

ATTACHMENT TO WARRANTY DEED
NORMAN VANDRISSE REVOCABLE TRUST DATED JANUARY 7, 1992
AND FROM BEVERLY VANDRISSE REVOCABLE TRUST
DATED JANUARY 7, 1992
TO FRANCIS KAHR AND JANE KAHR

Tax Parcel No. 31-146 NE 21 6-5:

Commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section Twenty-one (21), Township Twenty-four (24) North, Range Twenty-three (23) East and running thence Northerly along the Westerly boundary line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) One Hundred Four and five tenths (104.5) feet to the center line of the Grantor's main track and thence Easterly along the center line of said main track Four Hundred Sixty-seven and five tenths (467.5) feet, thence Northerly on a straight line parallel with the Westerly boundary line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) Twenty-three (23) feet to the place of beginning, thence continuing Northerly along the last mentioned line Eighty-two (82) feet to the point of intersection with the Northerly boundary line of the Grantor's right-of-way, thence Easterly along the last mentioned line One Hundred Thirty-two (132) feet, thence Southerly on a straight line parallel with the Westerly boundary line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) Eighty-two (82) feet, thence Westerly on a straight line parallel with the Northerly boundary line of the Grantor's right-of-way One Hundred Thirty-two (132) feet to the place of beginning, being a piece, parcel or tract of land lying in the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township Twenty-four (24) North, Range Twenty-three (23) East.

368039

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Tax Parcel No. 31-146-NE-21 6 5 described in
Attachment 1 Warranty Deed, hereby attached and made a
part of this restriction.

RECORDS

VOL 347 PAGE 983

RECEIVED FOR RECORD

'03 JUL 21 PM 1 47

MARILYN G. MUELLER
REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS.

pd. 18⁰⁰

Recording Area

Name and Return Address

Frank Kahr
Van Drisse Oil
231 Willow Street
Luxumburg, WI 54217

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF KEWAUNEE)

WHEREAS, Francis Kahr and Jane Kahr are the owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following locations on October 20, 1994: Monitoring Well 2 (MW-2) had benzene at 43 micrograms per liter (ug/L). Location of monitoring wells is provided on Attachment 2 and made a part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 21 day of July, 2000

Signature: Francis Kahr

Printed Name: Francis Kahr

Signature: Jane Kahr

Printed Name: Jane Kahr

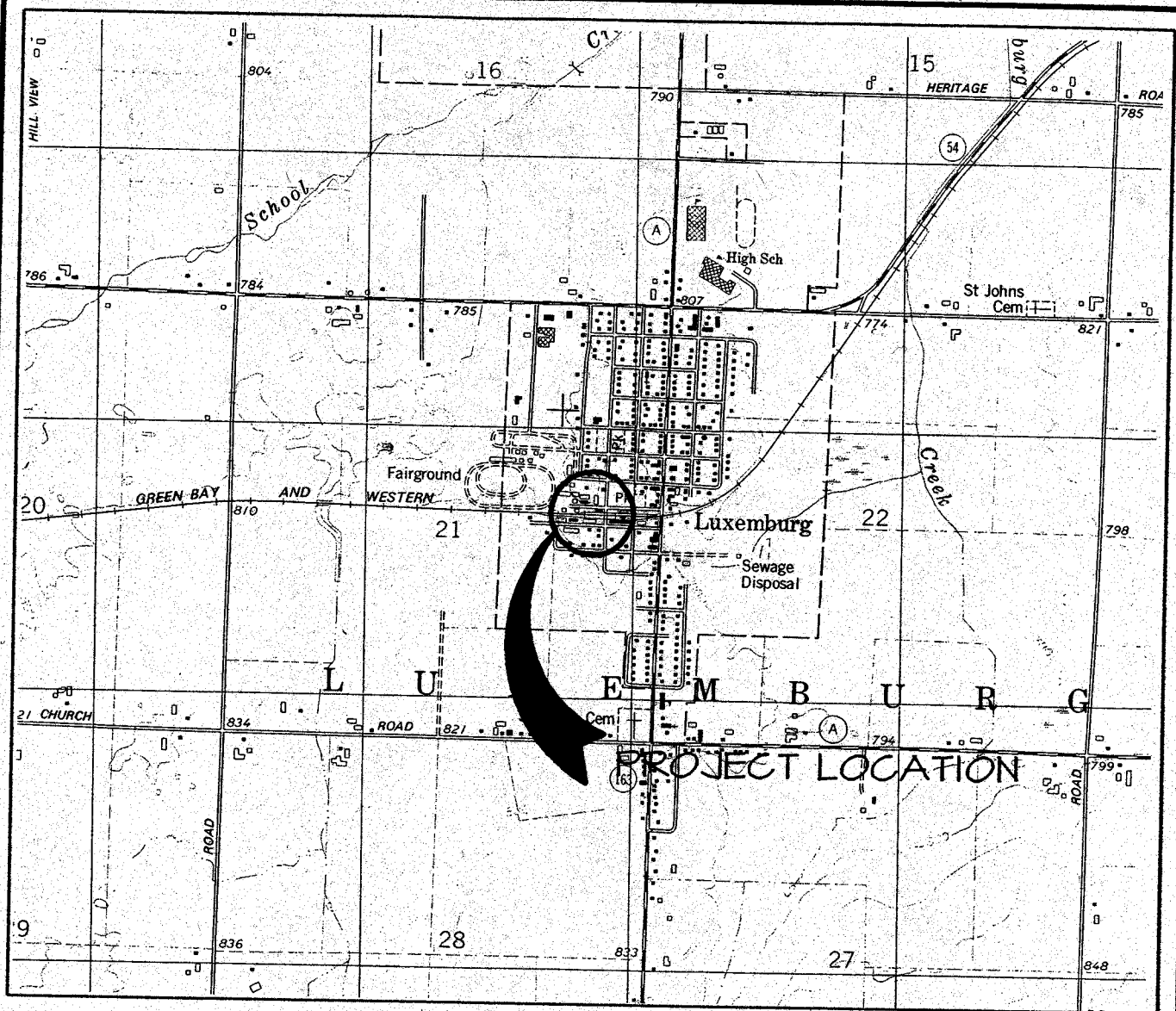
Subscribed and sworn to before me

this 21 day of July, 2000

Notary Public, State of WI

My commission 1-18-04

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Northern Environmental, Inc.



LOCATION MAP

VANDRISSE OIL COMPANY
 231 WILLOW STREET
 VILLAGE OF LUXEMBURG
 KEWAUNEE COUNTY, WISCONSIN

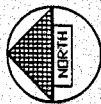


1" = 2000'

MAP USED - LUXEMBURG QUAD - 1478

LOCASTAN.JUL/5/96/G.VJOHN

FIGURE 1



SCALE: 1"=20'
0 10' 20' 40'

LEGEND

- ⊕ SOIL BORING LOCATION
 - ⊙ MONITORING WELL LOCATION
 - A 4,000 GALLON UNLEADED TANK
 - B 4,000 GALLON UNLEADED TANK
 - C 4,000 GALLON DIESEL TANK
- NOTE: 6" WATERMAIN IN VICINITY OF EXISTING SANITARY SEWER

VAN DRISSE OIL COMPANY
231 WILLOW STREET
LUXEMBURG, WISCONSIN

GROUND WATER CONTOUR

AUG. 10, 1995

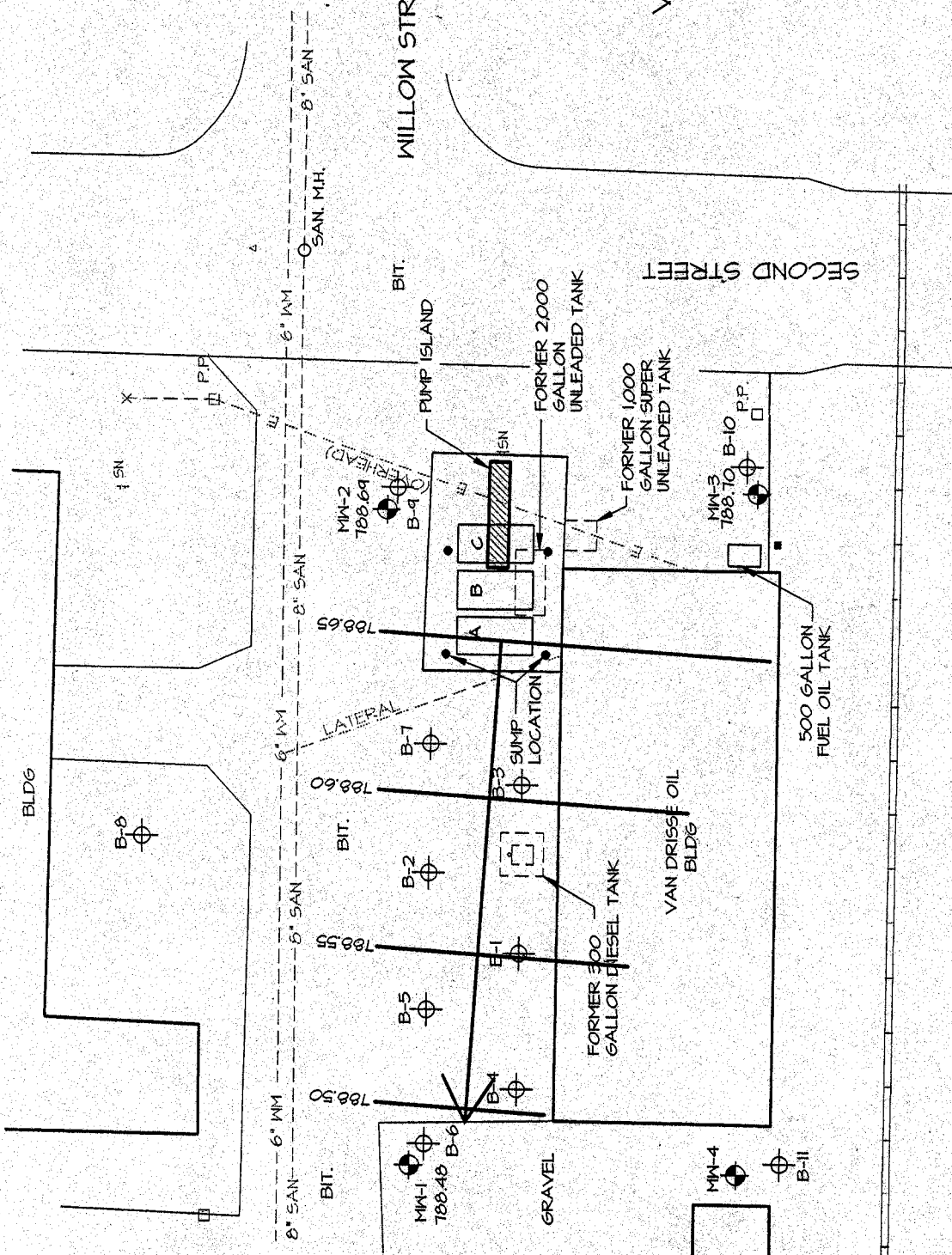
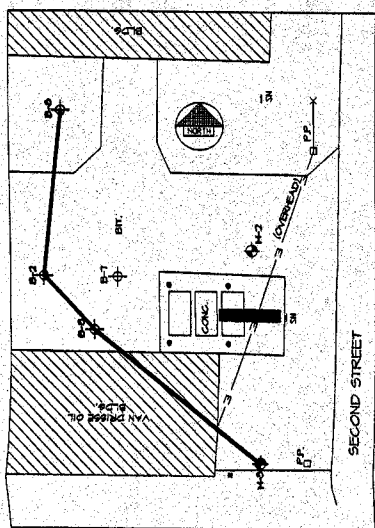


Table 5
Groundwater Analysis

Analyte (µg/L)	NR	Sample I.D.									
		MW-1		MW-2		MW-3		MW-4	DUP. (MW-1)		DUP. (MW-3)
		8/17/93	10/20/94	8/17/93	10/20/94	8/17/93	10/20/94		8/17/93	10/20/94	
DRO	—	ND	150	150	1000	ND	190	ND	17	250	
VOCs											
Benzene	5	ND	ND	43	43	ND	ND	ND	ND	ND	ND
Ethylbenzene	700	ND	ND	42	56	ND	ND	ND	ND	ND	ND
Toluene	343	ND	ND	36	28	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	—	ND	ND	95	93	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	—	ND	ND	26	17	ND	ND	ND	ND	ND	ND
Xylene	620	ND	ND	325	259	ND	3.8	ND	ND	1.8	ND
Isopropylbenzene	—	ND	NA	2.8	NA	ND	NA	NA	ND	NA	NA
n-Propylbenzene	—	ND	NA	8.2	NA	ND	NA	NA	ND	NA	NA
n-Butylbenzene	—	ND	NA	7.7	NA	ND	NA	NA	ND	NA	NA
Naphthalene	40	ND	NA	11	NA	ND	NA	NA	ND	NA	NA
PAHs											
1-Methylnaphthalene	—	ND	ND	ND	2.4	ND	ND	ND	ND	ND	ND
2-Methylnaphthalene	—	ND	ND	ND	2.8	ND	ND	ND	ND	ND	ND
Acenaphthalene	—	ND	ND	ND	0.76	ND	ND	ND	ND	ND	ND
Benzo(a)anthracene	—	ND	ND	ND	ND	0.03	ND	ND	ND	ND	ND
Benzo(e)pyrene	0.003	ND	0.016	ND	0.025	0.035	0.016	ND	ND	ND	ND
Benzo(b)fluoranthene	—	ND	0.026	ND	0.038	0.042	0.026	ND	ND	0.021	ND
Benzo(ghi)perylene	—	ND	ND	ND	ND	0.08	ND	ND	ND	ND	ND
Benzo(k)fluoranthene	—	ND	ND	ND	0.014	0.018	0.012	ND	ND	ND	ND
Chrysene	—	ND	ND	ND	0.027	ND	ND	ND	ND	ND	ND
Naphthalene	40	ND	ND	3.9	16	ND	ND	ND	ND	ND	ND
Phenanthrene	—	ND	ND	ND	0.027	ND	ND	ND	ND	ND	ND
Pyrene	—	ND	ND	ND	0.042	ND	ND	.27	ND	ND	ND

ND = No Detect
NA = Not Analyzed



LEGEND

- SOIL BORING
- MONITORING WELL

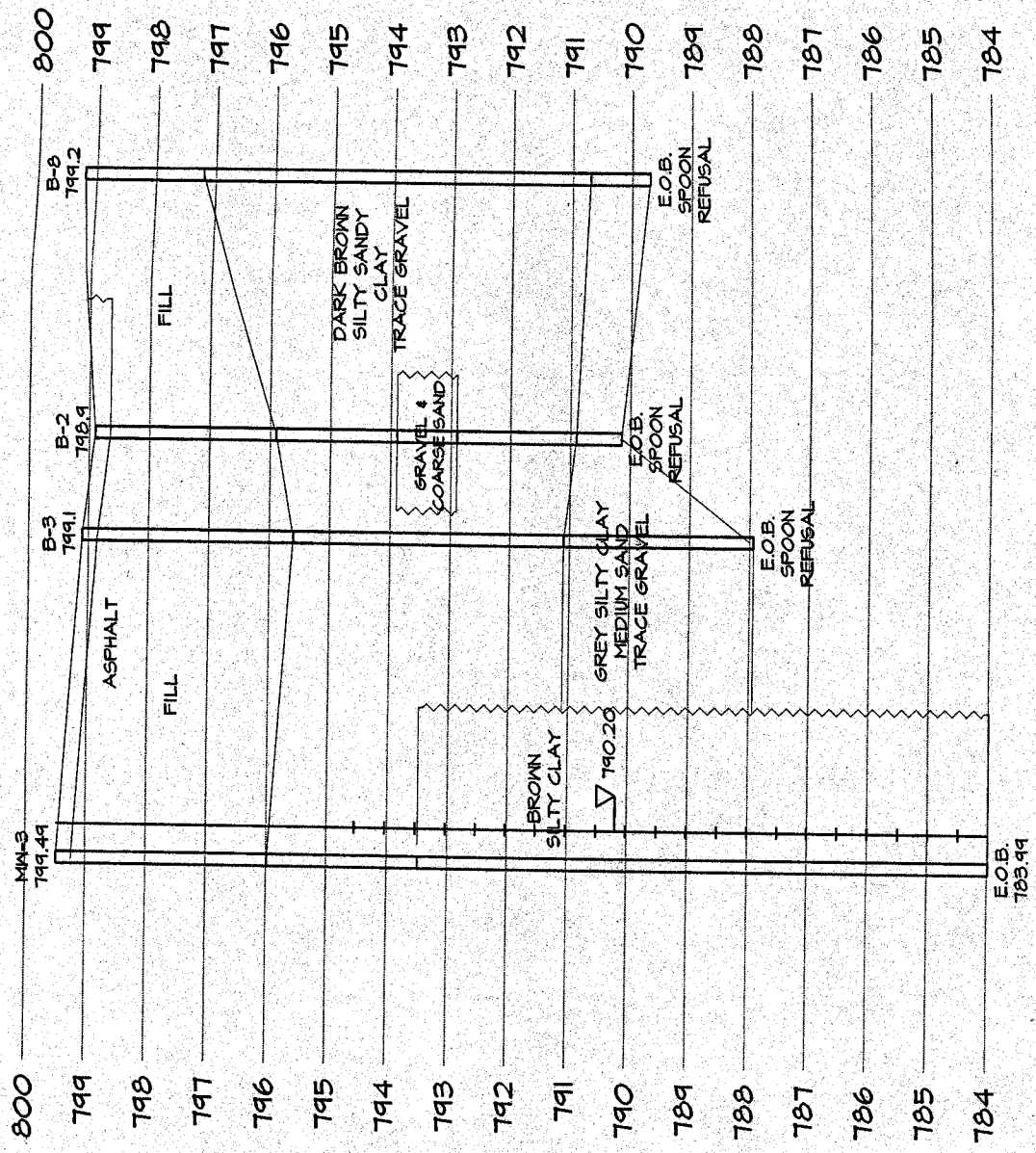
SCALE

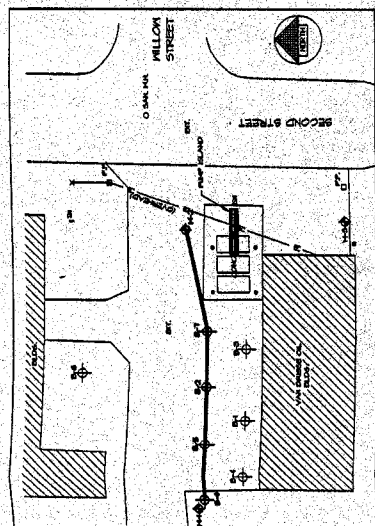
VERTICAL 1" = 2'
HORIZONTAL 1" = 20'

GROUNDWATER ELEVATIONS FROM 10/20/94

VANDRISSE OIL COMPANY
231 WILLOW STREET
LUXEMBURG, WISCONSIN

GEOLOGIC
CROSS-SECTION





LEGEND

- SOIL BORING
MONITORING WELL

SCALE

VERTICAL 1" = 2'
HORIZONTAL 1" = 20'

GROUNDWATER ELEVATIONS FROM 10/20/94

VANDRISSE OIL COMPANY
231 WILLOW STREET
LUXEMBURG, WISCONSIN

GEOLOGIC
CROSS-SECTION

FIGURE 3

